



**LOCATION MAP**  
SCALE 1"=2000'

**BUILDING RESTRICTIONS**

- PROPERTY IS ZONED LIMITED RESIDENTIAL, DISTRICT, R-1
- LOTS ARE SERVED BY PUBLIC WATER AND SEWER
- MINIMUM LOT SIZE ALLOWABLE = 15,000 SF, 0.344 AC
- FRONTAGE REQUIREMENTS:
  - LOTS UP TO 43,360 S. SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET
  - LOTS OF 43,360 SF OR MORE SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 150 FEET
- YARD REGULATIONS
  - FRONT: 35' MINIMUM; EXCEPTIONS: AS SHOWN
  - SIDES: 15' MINIMUM FOR EACH SIDE YARD
  - REAR: 35' MINIMUM
- SPECIAL PROVISIONS FOR CORNER LOTS
  - FOR CORNER LOTS, THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS
  - NO STRUCTURES SHALL BE LOCATED CLOSER THAN 35' TO THE SIDE STREET
  - EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 125 FEET

**GENERAL NOTES**

- A SUBDIVISION AGREEMENT, WITH SURETY, SHALL BE EXECUTED PRIOR TO RECORDING LOTS.
- THE DEVELOPER SHALL PAY 1 YEAR RENT TO JAMES CITY COUNTY FOR STREET LIGHT RENTAL.
- A SUBDIVISION BOND IS REQUIRED PRIOR TO RECORDING LOTS.
- ALL UTILITIES TO BE PLACED UNDERGROUND.
- SEE OTHER SHEET.

**OWNER'S CONSENT & DEDICATION**

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

BY Colonial Capitol Development  
BY Colonial Capitol Development

**STATE OF VIRGINIA**

I, Paul C. Small A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12th DAY OF February, 1987  
MY COMMISSION EXPIRES May 17, 1988

**CLERK'S CERTIFICATE**  
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 12th DAY OF February, 1987, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helene Sward CLERK.

PLAT BOOK: 44, PAGE: 88

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS GRAYLIN WOODS SEC. 3 IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 2-12-87 F. D. Hall HIGHWAY ENGINEER

DATE 2/13/87 Alfred J. ... HEALTH OFFICER

DATE 3/11/87 Paul C. Small AGENT OF GOVERNING BODY

**SURVEYOR'S STATEMENT**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 12th DAY OF February, 1987.

BY: Paul C. Small  
PAUL C. SMALL, P.E., C.L.S.

**SOURCE OF TITLE**

TITLE TO THE LAND SUBDIVIDED IS VESTED IN:

**THE FOXES LOT 11-C**  
N/F  
JEAN-MARC & KATHERINE M.V. GIBLUEL  
TAX PARCEL 47-1, 3-13  
PB. 38, PG. 75

**AREA TABULATION**

AREA OF R/W	16,268 SF	0.373 AC
AREA OF LOTS	260,218 SF	5.976 AC
TOTAL AREA SUBDIVIDED	276,486 SF	6.347 AC
NUMBER OF LOTS	7	
AVERAGE LOT SIZE	37,174 SF	0.853 AC
LOT/CROSS ACRE	1.1 LOTS/CROSS ACRE	

**THE FOXES LOT 11-D**  
N/F  
DAVID I. & MARY H.X. CLAY  
TAX PARCEL 47-1, 3-14  
PB. 38, PG. 75

**GRAYLIN WOODS SECTION 2 LOT 29**

**31**  
56,606 SF  
1.299 AC.

OWNERS OF LOTS 30-C, 31 AND 32-A SHALL PERMANENTLY MAINTAIN IN GOOD REPAIR ON AN EQUAL PRO-RATA BASIS THE INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY.

**32A**  
35,153 SF  
0.807 AC.

**32B**  
35,463 SF  
0.814 AC.

**30C**  
34,886 SF  
0.801 AC.

**30B**  
35,574 SF  
0.817 AC.

**30A**  
30,576 SF  
0.702 AC.

**32C**  
31,969 SF  
0.734 AC.

**GRAYLIN WOODS SECTION 2 LOT 33**

**LOT CURVE TABLE**

LOT NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
30A-1	18°57'32"	275.00'	91.00'	45.92'	90.58'	N73°01'49"E
30A-2	78°06'15"	25.00'	34.08'	20.28'	31.50'	N77°23'51"W
30A-3	15°11'02"	100.37'	26.60'	13.38'	26.52'	N30°45'36"W
30B	40°48'58"	100.37'	71.50'	37.34'	70.00'	N02°45'05"W
31	90°00'00"	25.00'	39.27'	25.00'	35.36'	N62°39'17"E
32A	74°12'34"	25.00'	32.38'	18.91'	30.16'	N35°14'26"W
32B	40°12'34"	140.37'	98.51'	51.38'	96.50'	N18°14'25"W
32C-1	84°36'50"	25.00'	36.92'	22.75'	33.66'	N03°57'42"E
32C-2	12°10'03"	275.00'	58.40'	29.31'	58.29'	S40°11'07"W

**R/W CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
RUNNING CEDAR WAY-A	17°16'55"	275.00'	82.95'	41.79'	82.63'	S54°54'34"W
RUNNING CEDAR WAY-B	48°24'30"	275.00'	232.34'	123.61'	225.49'	S58°18'19"W
WOOD VIOLET LANE	56°00'00"	100.37'	98.10'	53.37'	94.24'	S10°20'43"E

N/F  
**RALPH & THELMA VAIDEN ALTZER**  
DB. 99, PG. 606  
TAX PARCEL 47-1, 1-29

MERIDIAN REFERENCE:  
VIRGINIA DEPT. OF HIGHWAYS  
PROJECT NO. 2547-81  
DATE: JUNE 1968



**AES**, a professional corporation

1761 Jamestown Road, Williamsburg, Va. 23185

804-263-0040

Engineering, Planning, Surveying

**PLAT OF GRAYLIN WOODS SECTION 3**  
OWNER/DEVELOPER:  
COLONIAL CAPITOL DEVELOPMENT COMPANY - GRAYLIN WOODS  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No.	5774
Drawing No.	PLAT